

THE
COUNTRY
HOUSE

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HAMBLEDON
Hampshire

Hambleton, Nr Petersfield, Hampshire

An elegant 3 bedroom, first floor apartment with two parking spaces within a converted Grade II listed building, in the heart of Hambleton village.



Mileages (approximate)

Petersfield -11 miles
Winchester - 16 miles
Portsmouth - 13 miles

Summary of Accommodation

First Floor Apartment

Sitting/Dining Room
Kitchen/Breakfast Room
Master Bedroom with En Suite Bathroom
Guest Bedroom with Ensuite Shower Room
Bedroom 3
Cloakroom

Basement

Large Communal Storage Area

Outside

Two Private Parking Spaces
Bin Store

Description

This light and spacious home is stylish and well presented throughout with high ceilings and features characteristic of its Grade II listing.



A former public house, the building was converted into four separate apartments in 1999.

There are two parking spaces with the property and accommodation which is accessed via a communal entrance hall which includes a reception hall, a large open plan dual aspect sitting/dining room with fireplace and log burning stove. There is a spacious master bedroom with en suite bathroom, a guest bedroom with en suite shower room and a further good-sized bedroom. A well fitted kitchen/breakfast room and cloakroom complete the accommodation.

In addition, there is an exceptionally large loft space and communal basement storage area.

Situation

Hambledon is a thriving village situated within the South Downs National Park. There are excellent amenities which include a village store, public house, tea rooms, school, church, active village hall and cricket club.

Historically the birthplace of Cricket, Hambledon is surrounded by glorious countryside yet within easy access of the A3/A32 and A272 to Winchester and Petersfield where there are extensive facilities and train services to London.

Services: Mains electricity, drainage and water. LPG gas central heating.

Local Authority: Winchester City Council

Tenure and Possession: The property is offered for Leasehold with share of the Freehold.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email:sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

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FIRST FLOOR

TOTAL APPROX. FLOOR AREA 1226 SQ.FT (113.7 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 847625)



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